093.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,000 / 793,000
					USE VALUE:	793,000 / 793,000
					ASSESSED:	793,000 / 793,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGHES CHRISTINE/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	82 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUGHES CHRISTINE -
Owner 2:	-
Street 1:	82 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Wood Shingle Exterior and 1500 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4995.000	394,100		398,900	793,000
Total Card	0.115	394,100		398,900	793,000
Total Parcel	0.115	394,100		398,900	793,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.67 | /Parcel: 528.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60178
GIS Ref	
GIS Ref	
Insp Date	07/31/17

!7591!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	394,100	0	4,995.	398,900	793,000		Year end	12/23/2021
2021	101	FV	383,700	0	4,995.	398,900	782,600		Year End Roll	12/10/2020
2020	101	FV	383,600	0	4,995.	398,900	782,500	782,500	Year End Roll	12/18/2019
2019	101	FV	322,700	0	4,995.	404,600	727,300	727,300	Year End Roll	1/3/2019
2018	101	FV	322,700	0	4,995.	302,000	624,700	624,700	Year End Roll	12/20/2017
2017	101	FV	320,700	0	4,995.	273,500	594,200	594,200	Year End Roll	1/3/2017
2016	101	FV	320,700	0	4,995.	262,100	582,800	582,800	Year End	1/4/2016
2015	101	FV	299,100	0	4,995.	222,200	521,300	521,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:50:01

LAST REV

Date	Time
08/28/19	11:30:59
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7591

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES CHRISTIN	70551-372		1/25/2018	Convenience	1	No	No		
ESSER RUTH	36854-395		10/29/2002		452,000	No	No		
QUARANTIELLO DO	29050-484		9/1/1998		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	60178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2019	523	Re-Roof	10,810	C				
10/25/2016	1305	Wood Dec	39,216	O				raised 12x14 deck
4/14/2015	335	Re-Roof	8,331					Strip and re-roof.
6/26/2013	968	Redo Bat	56,580					
5/24/2011	486	Redo Kit	58,200					
9/14/2001	652	Porch	12,400	C				REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2017	Meas/Inspect	DGM	D Mann
7/31/2017	Permit Visit	DGM	D Mann
4/10/2014	Measured	PC	PHIL C
12/30/2008	Meas/Inspect	294	PATRIOT
2/1/2003	MLS	MM	Mary M
3/14/2000	Inspected	276	PATRIOT
2/2/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4995		Sq. Ft.	Site		0	70.	1.14	5									398,895						398,900	

Total AC/HA:	0.11467	Total SF/SM:	4995	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,895	Spl Credit		Total:	398,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.01119852
Adj $ / SQ:	184.291
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413125
Depreciation:	19004
Depreciated Total:	394121

COMMENTS

OF=TOILET IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

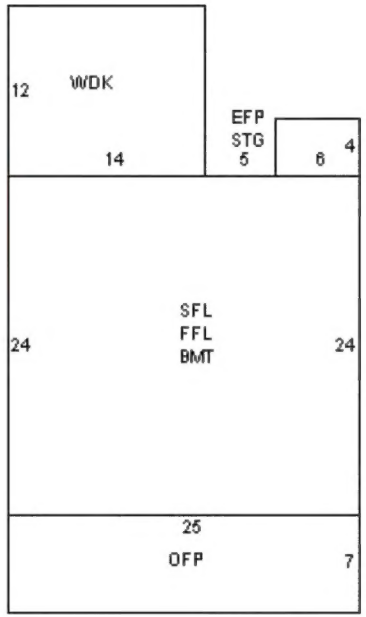
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.72
Special Features:	0	Val/Su Net:	179.87
Final Total:	394100	Val/Su SzAd	328.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	77.820	46,690
FFL	First Floor	600	184.290	110,575
SFL	Second Floor	600	184.290	110,575
OFP	Open Porch	175	26.220	4,588
WDK	Deck	168	12.090	2,030
EFP	Enclos Porch	24	73.410	1,762
STG	Storage	24	14.490	348
	Net Sketched Area:	2,191	Total:	
Size Ad	1200	Gross Area	3199	FinArea 1500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

093.0-0002-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	